



General Assembly

Amendment

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LCO No. 7233

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Offered by:
SEN. DEBICELLA, 21st Dist.

To: Subst. Senate Bill No. 1084 File No. 396 Cal. No. 326

**"AN ACT REORGANIZING LOCAL LAND USE COMMISSIONS,
BOARDS AND AGENCIES."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 8-30g of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2007*):

5 (a) As used in this section:

6 (1) "Affordable housing development" means a proposed housing
7 development which is (A) assisted housing, or (B) a set-aside
8 development;

9 (2) "Affordable housing application" means any application made to
10 a commission in connection with an affordable housing development
11 by a person who proposes to develop such affordable housing;

12 (3) "Assisted housing" means housing which is receiving, or will
13 receive, financial assistance under any governmental program for the

14 construction or substantial rehabilitation of low and moderate income
15 housing, and any housing occupied by persons receiving rental
16 assistance under chapter 319uu or Section 1437f of Title 42 of the
17 United States Code;

18 (4) "Commission" means a zoning commission, planning
19 commission, planning and zoning commission, zoning board of
20 appeals or municipal agency exercising zoning or planning authority;

21 (5) "Municipality" means any town, city or borough, whether
22 consolidated or unconsolidated;

23 (6) "Set-aside development" means a development in which not less
24 than thirty per cent of the dwelling units will be conveyed by deeds
25 containing covenants or restrictions which shall require that, for at
26 least forty years after the initial occupation of the proposed
27 development, such dwelling units shall be sold or rented at, or below,
28 prices which will preserve the units as housing for which persons and
29 families pay thirty per cent or less of their annual income, where such
30 income is less than or equal to eighty per cent of the median income. In
31 a set-aside development, of the dwelling units conveyed by deeds
32 containing covenants or restrictions, a number of dwelling units equal
33 to not less than fifteen per cent of all dwelling units in the
34 development shall be sold or rented to persons and families whose
35 income is less than or equal to sixty per cent of the median income and
36 the remainder of the dwelling units conveyed by deeds containing
37 covenants or restrictions shall be sold or rented to persons and families
38 whose income is less than or equal to eighty per cent of the median
39 income;

40 (7) "Median income" means, after adjustments for family size, the
41 lesser of the state median income or the area median income for the
42 area in which the municipality containing the affordable housing
43 development is located, as determined by the United States
44 Department of Housing and Urban Development; and

45 (8) "Commissioner" means the Commissioner of Economic and

46 Community Development.

47 (b) (1) Any person filing an affordable housing application with a
48 commission shall submit, as part of the application, an affordability
49 plan which shall include at least the following: (A) Designation of the
50 person, entity or agency that will be responsible for the duration of any
51 affordability restrictions, for the administration of the affordability
52 plan and its compliance with the income limits and sale price or rental
53 restrictions of this chapter; (B) an affirmative fair housing marketing
54 plan governing the sale or rental of all dwelling units; (C) a sample
55 calculation of the maximum sales prices or rents of the intended
56 affordable dwelling units; (D) a description of the projected sequence
57 in which, within a set-aside development, the affordable dwelling
58 units will be built and offered for occupancy and the general location
59 of such units within the proposed development; and (E) draft zoning
60 regulations, conditions of approvals, deeds, restrictive covenants or
61 lease provisions that will govern the affordable dwelling units.

62 (2) The commissioner shall, within available appropriations, adopt
63 regulations pursuant to chapter 54 regarding the affordability plan.
64 Such regulations may include additional criteria for preparing an
65 affordability plan and shall include: (A) A formula for determining
66 rent levels and sale prices, including establishing maximum allowable
67 down payments to be used in the calculation of maximum allowable
68 sales prices; (B) a clarification of the costs that are to be included when
69 calculating maximum allowed rents and sale prices; (C) a clarification
70 as to how family size and bedroom counts are to be equated in
71 establishing maximum rental and sale prices for the affordable units;
72 and (D) a listing of the considerations to be included in the
73 computation of income under this section.

74 (c) Any commission, by regulation, may require that an affordable
75 housing application seeking a change of zone shall include the
76 submission of a conceptual site plan describing the proposed
77 development's total number of residential units and their arrangement
78 on the property and the proposed development's roads and traffic

79 circulation, sewage disposal and water supply.

80 (d) For any affordable dwelling unit that is rented as part of a set-
81 aside development, if the maximum monthly housing cost, as
82 calculated in accordance with subdivision (6) of subsection (a) of this
83 section, would exceed one hundred per cent of the Section 8 fair
84 market rent as determined by the United States Department of
85 Housing and Urban Development, in the case of units set aside for
86 persons and families whose income is less than or equal to sixty per
87 cent of median income, then such maximum monthly housing cost
88 shall not exceed one hundred per cent of said Section 8 fair market
89 rent. If the maximum monthly housing cost, as calculated in
90 accordance with subdivision (6) of subsection (a) of this section, would
91 exceed one hundred twenty per cent of the Section 8 fair market rent,
92 as determined by the United States Department of Housing and Urban
93 Development, in the case of units set aside for persons and families
94 whose income is less than or equal to eighty per cent of median
95 income, then such maximum monthly housing cost shall not exceed
96 one hundred twenty per cent of such Section 8 fair market rent.

97 (e) For any affordable dwelling unit that is rented in order to
98 comply with the requirements of a set-aside development, no person
99 shall impose on a prospective tenant who is receiving governmental
100 rental assistance a maximum percentage-of-income-for-housing
101 requirement that is more restrictive than the requirement, if any,
102 imposed by such governmental assistance program.

103 (f) Any person whose affordable housing application is denied or is
104 approved with restrictions which have a substantial adverse impact on
105 the viability of the affordable housing development or the degree of
106 affordability of the affordable dwelling units in a set-aside
107 development, may appeal such decision pursuant to the [procedures of
108 this section. Such appeal shall be filed within the time period for filing
109 appeals as set forth in] provisions of section 8-8, 8-9, 8-28, 8-30 or 8-30a,
110 as applicable, [, and shall be made returnable to the superior court for
111 the judicial district where the real property which is the subject of the

112 application is located. Affordable housing appeals, including pretrial
113 motions, shall be heard by a judge assigned by the Chief Court
114 Administrator to hear such appeals. To the extent practicable, efforts
115 shall be made to assign such cases to a small number of judges, sitting
116 in geographically diverse parts of the state, so that a consistent body of
117 expertise can be developed. Unless otherwise ordered by the Chief
118 Court Administrator, such appeals, including pretrial motions, shall be
119 heard by such assigned judges in the judicial district in which such
120 judge is sitting. Appeals taken pursuant to this subsection shall be
121 privileged cases to be heard by the court as soon after the return day as
122 is practicable. Except as otherwise provided in this section, appeals
123 involving an affordable housing application shall proceed in
124 conformance with the provisions of said section 8-8, 8-9, 8-28, 8-30 or 8-
125 30a, as applicable.]

126 [(g) Upon an appeal taken under subsection (f) of this section, the
127 burden shall be on the commission to prove, based upon the evidence
128 in the record compiled before such commission that the decision from
129 which such appeal is taken and the reasons cited for such decision are
130 supported by sufficient evidence in the record. The commission shall
131 also have the burden to prove, based upon the evidence in the record
132 compiled before such commission, that (1) (A) the decision is necessary
133 to protect substantial public interests in health, safety, or other matters
134 which the commission may legally consider; (B) such public interests
135 clearly outweigh the need for affordable housing; and (C) such public
136 interests cannot be protected by reasonable changes to the affordable
137 housing development, or (2) (A) the application which was the subject
138 of the decision from which such appeal was taken would locate
139 affordable housing in an area which is zoned for industrial use and
140 which does not permit residential uses, and (B) the development is not
141 assisted housing, as defined in subsection (a) of this section. If the
142 commission does not satisfy its burden of proof under this subsection,
143 the court shall wholly or partly revise, modify, remand or reverse the
144 decision from which the appeal was taken in a manner consistent with
145 the evidence in the record before it.]

146 [(h)] (g) Following a decision by a commission to reject an
147 affordable housing application or to approve an application with
148 restrictions which have a substantial adverse impact on the viability of
149 the affordable housing development or the degree of affordability of
150 the affordable dwelling units, the applicant may, within the period for
151 filing an appeal of such decision, submit to the commission a proposed
152 modification of its proposal responding to some or all of the objections
153 or restrictions articulated by the commission, which shall be treated as
154 an amendment to the original proposal. The day of receipt of such a
155 modification shall be determined in the same manner as the day of
156 receipt is determined for an original application. The filing of such a
157 proposed modification shall stay the period for filing an appeal from
158 the decision of the commission on the original application. The
159 commission shall hold a public hearing on the proposed modification
160 if it held a public hearing on the original application and may hold a
161 public hearing on the proposed modification if it did not hold a public
162 hearing on the original application. The commission shall render a
163 decision on the proposed modification not later than sixty-five days
164 after the receipt of such proposed modification, provided, if, in
165 connection with a modification submitted under this subsection, the
166 applicant applies for a permit for an activity regulated pursuant to
167 sections 22a-36 to 22a-45, inclusive, and the time for a decision by the
168 commission on such modification under this subsection would lapse
169 prior to the thirty-fifth day after a decision by an inland wetlands and
170 watercourses agency, the time period for decision by the commission
171 on the modification under this subsection shall be extended to thirty-
172 five days after the decision of such agency. The commission shall issue
173 notice of its decision as provided by law. Failure of the commission to
174 render a decision within said sixty-five days or subsequent extension
175 period permitted by this subsection shall constitute a rejection of the
176 proposed modification. Within the time period for filing an appeal on
177 the proposed modification as set forth in section 8-8, 8-9, 8-28, 8-30 or
178 8-30a, as applicable, the applicant may appeal the commission's
179 decision on the original application and the proposed modification in
180 the manner set forth in this section. Nothing in this subsection shall be

181 construed to limit the right of an applicant to appeal the original
182 decision of the commission in the manner set forth in this section
183 without submitting a proposed modification or to limit the issues
184 which may be raised in any appeal under this section.

185 [(i) Nothing in this section shall be deemed to preclude any right of
186 appeal under the provisions of section 8-8, 8-9, 8-28, 8-30 or 8-30a.]

187 [(j)] (h) A commission or its designated authority shall have, with
188 respect to compliance of an affordable housing development with the
189 provisions of this chapter, the same powers and remedies provided to
190 commissions by section 8-12.

191 [(k) Notwithstanding the provisions of subsections (a) to (j),
192 inclusive, of this section, the affordable housing appeals procedure
193 established under this section shall not be available if the real property
194 which is the subject of the application is located in a municipality in
195 which at least ten per cent of all dwelling units in the municipality are
196 (1) assisted housing, or (2) currently financed by Connecticut Housing
197 Finance Authority mortgages, or (3) subject to binding recorded deeds
198 containing covenants or restrictions which require that such dwelling
199 units be sold or rented at, or below, prices which will preserve the
200 units as housing for which persons and families pay thirty per cent or
201 less of income, where such income is less than or equal to eighty per
202 cent of the median income, or (4) mobile manufactured homes located
203 in mobile manufactured home parks or legally-approved accessory
204 apartments, which homes or apartments are subject to binding
205 recorded deeds containing covenants or restrictions which require that
206 such dwelling units be sold or rented at, or below, prices which will
207 preserve the units as housing for which, for a period of not less than
208 ten years, persons and families pay thirty per cent or less of income,
209 where such income is less than or equal to eighty per cent of the
210 median income. The municipalities meeting the criteria set forth in this
211 subsection shall be listed in the report submitted under section 32-1m.
212 As used in this subsection, "accessory apartment" means a separate
213 living unit that (A) is attached to the main living unit of a house, which

214 house has the external appearance of a single-family residence, (B) has
215 a full kitchen, (C) has a square footage that is not more than thirty per
216 cent of the total square footage of the house, (D) has an internal
217 doorway connecting to the main living unit of the house, (E) is not
218 billed separately from such main living unit for utilities, and (F)
219 complies with the building code and health and safety regulations.

220 (l) (1) Notwithstanding the provisions of subsections (a) to (j),
221 inclusive, of this section, the affordable housing appeals procedure
222 established under this section shall not be applicable to an affordable
223 housing application filed with a commission during a moratorium,
224 which shall be the four-year period after (A) a certification of
225 affordable housing project completion issued by the commissioner is
226 published in the Connecticut Law Journal, or (B) after notice of a
227 provisional approval is published pursuant to subdivision (4) of this
228 subsection. Any moratorium that is in effect on October 1, 2002, is
229 extended by one year.

230 (2) Notwithstanding the provisions of this subsection, such
231 moratorium shall not apply to (A) affordable housing applications for
232 assisted housing in which ninety-five per cent of the dwelling units are
233 restricted to persons and families whose income is less than or equal to
234 sixty per cent of median income, (B) other affordable housing
235 applications for assisted housing containing forty or fewer dwelling
236 units, or (C) affordable housing applications which were filed with a
237 commission pursuant to this section prior to the date upon which the
238 moratorium takes effect.

239 (3) Eligible units completed after a moratorium has begun may be
240 counted toward establishing eligibility for a subsequent moratorium.

241 (4) (A) The commissioner shall issue a certificate of affordable
242 housing project completion for the purposes of this subsection upon
243 finding that there has been completed within the municipality one or
244 more affordable housing developments which create housing unit-
245 equivalent points equal to the greater of two per cent of all dwelling

246 units in the municipality, as reported in the most recent United States
247 decennial census, or seventy-five housing unit-equivalent points.

248 (B) A municipality may apply for a certificate of affordable housing
249 project completion pursuant to this subsection by applying in writing
250 to the commissioner, and including documentation showing that the
251 municipality has accumulated the required number of points within
252 the applicable time period. Such documentation shall include the
253 location of each dwelling unit being counted, the number of points
254 each dwelling unit has been assigned, and the reason, pursuant to this
255 subsection, for assigning such points to such dwelling unit. Upon
256 receipt of such application, the commissioner shall promptly cause a
257 notice of the filing of the application to be published in the Connecticut
258 Law Journal, stating that public comment on such application shall be
259 accepted by the commissioner for a period of thirty days after the
260 publication of such notice. Not later than ninety days after the receipt
261 of such application, the commissioner shall either approve or reject
262 such application. Such approval or rejection shall be accompanied by a
263 written statement of the reasons for approval or rejection, pursuant to
264 the provisions of this subsection. If the application is approved, the
265 commissioner shall promptly cause a certificate of affordable housing
266 project completion to be published in the Connecticut Law Journal. If
267 the commissioner fails to either approve or reject the application
268 within such ninety-day period, such application shall be deemed
269 provisionally approved, and the municipality may cause notice of such
270 provisional approval to be published in a conspicuous manner in a
271 daily newspaper having general circulation in the municipality, in
272 which case, such moratorium shall take effect upon such publication.
273 The municipality shall send a copy of such notice to the commissioner.
274 Such provisional approval shall remain in effect unless the
275 commissioner subsequently acts upon and rejects the application, in
276 which case the moratorium shall terminate upon notice to the
277 municipality by the commissioner.

278 (5) For purposes of this subsection, "elderly units" are dwelling units
279 whose occupancy is restricted by age and "family units" are dwelling

280 units whose occupancy is not restricted by age.

281 (6) For purposes of this subsection, housing unit-equivalent points
282 shall be determined by the commissioner as follows: (A) No points
283 shall be awarded for a unit unless its occupancy is restricted to persons
284 and families whose income is equal to or less than eighty per cent of
285 median income, except that unrestricted units in a set-aside
286 development shall be awarded one-fourth point each. (B) Family units
287 restricted to persons and families whose income is equal to or less than
288 eighty per cent of median income shall be awarded one point if an
289 ownership unit and one and one-half points if a rental unit. (C) Family
290 units restricted to persons and families whose income is equal to or
291 less than sixty per cent of median income shall be awarded one and
292 one-half points if an ownership unit and two points if a rental unit. (D)
293 Family units restricted to persons and families whose income is equal
294 to or less than forty per cent of median income shall be awarded two
295 points if an ownership unit and two and one-half points if a rental
296 unit. (E) Elderly units restricted to persons and families whose income
297 is equal to or less than eighty per cent of median income shall be
298 awarded one-half point. (F) A set-aside development containing family
299 units which are rental units shall be awarded additional points equal
300 to twenty-two per cent of the total points awarded to such
301 development, provided the application for such development was filed
302 with the commission prior to July 6, 1995.

303 (7) Points shall be awarded only for dwelling units which were (A)
304 newly-constructed units in an affordable housing development, as that
305 term was defined at the time of the affordable housing application, for
306 which a certificate of occupancy was issued after July 1, 1990, or (B)
307 newly subjected after July 1, 1990, to deeds containing covenants or
308 restrictions which require that, for at least the duration required by
309 subsection (a) of this section for set-aside developments on the date
310 when such covenants or restrictions took effect, such dwelling units
311 shall be sold or rented at, or below, prices which will preserve the
312 units as affordable housing for persons or families whose income does
313 not exceed eighty per cent of median income.

314 (8) Points shall be subtracted, applying the formula in subdivision
315 (6) of this subsection, for any affordable dwelling unit which, on or
316 after July 1, 1990, was affected by any action taken by a municipality
317 which caused such dwelling unit to cease being counted as an
318 affordable dwelling unit.

319 (9) A newly-constructed unit shall be counted toward a moratorium
320 when it receives a certificate of occupancy. A newly-restricted unit
321 shall be counted toward a moratorium when its deed restriction takes
322 effect.

323 (10) The affordable housing appeals procedure shall be applicable to
324 affordable housing applications filed with a commission after a three-
325 year moratorium expires, except (A) as otherwise provided in
326 subsection (k) of this section, or (B) when sufficient unit-equivalent
327 points have been created within the municipality during one
328 moratorium to qualify for a subsequent moratorium.

329 (11) The commissioner shall, within available appropriations, adopt
330 regulations in accordance with chapter 54 to carry out the purposes of
331 this subsection. Such regulations shall specify the procedure to be
332 followed by a municipality to obtain a moratorium, and shall include
333 the manner in which a municipality is to document the units to be
334 counted toward a moratorium. A municipality may apply for a
335 moratorium in accordance with the provisions of this subsection prior
336 to, as well as after, such regulations are adopted.

337 (m) The commissioner shall, pursuant to regulations adopted in
338 accordance with the provisions of chapter 54, promulgate model deed
339 restrictions which satisfy the requirements of this section. A
340 municipality may waive any fee which would otherwise be required
341 for the filing of any long-term affordability deed restriction on the land
342 records.]

343 Sec. 502. (NEW) (*Effective October 1, 2007*) (a) The Commissioner of
344 Economic and Community Development shall establish and
345 administer a program of affordable housing grants to municipalities.

346 Grants may be made to municipalities in an amount equal to the
347 number of affordable housing dwelling units built on or after the
348 effective date of this act in a municipality, multiplied by the
349 foundation as defined in subdivision (9) of section 10-262f of the
350 general statutes. An affordable housing dwelling unit shall be included
351 in the calculation of the amount awarded under this section for a
352 period of three years after such dwelling unit was issued a certificate
353 of occupancy.

354 (b) (1) Each municipality receiving a grant pursuant to subsection
355 (a) of this section shall submit, three years after receiving the first grant
356 and every three years thereafter, documentation to the commissioner
357 sufficient for the commissioner to determine that the municipality has
358 made positive progress in achieving an affordable housing goal
359 whereby at least ten per cent of all dwelling units in the municipality
360 are (A) assisted housing, or (B) currently financed by Connecticut
361 Housing Finance Authority mortgages, or (C) subject to binding
362 recorded deeds containing covenants or restrictions which require that
363 such dwelling units be sold or rented at, or below, prices which will
364 preserve the units as housing for which persons and families pay thirty
365 per cent or less of income, where such income is less than or equal to
366 eighty per cent of the median income, or (D) mobile manufactured
367 homes located in mobile manufactured home parks or legally-
368 approved accessory apartments, which homes or apartments are
369 subject to binding recorded deeds containing covenants or restrictions
370 which require that such dwelling units be sold or rented at, or below,
371 prices which will preserve the units as housing for which, for a period
372 of not less than ten years, persons and families pay thirty per cent or
373 less of income, where such income is less than or equal to eighty per
374 cent of the median income. If the commissioner determines that a
375 municipality failed to make positive progress, such municipality shall
376 not be eligible for a grant.

377 (2) As used in this subsection, "positive progress" is any increase in
378 the per cent of affordable housing in a municipality since the previous
379 submission of documentation to the commissioner pursuant to

380 subdivision (1) of this subsection and "accessory apartment" means a
381 separate living unit that (A) is attached to the main living unit of a
382 house, which house has the external appearance of a single-family
383 residence, (B) has a full kitchen, (C) has a square footage that is not
384 more than thirty per cent of the total square footage of the house, (D)
385 has an internal doorway connecting to the main living unit of the
386 house, (E) is not billed separately from such main living unit for
387 utilities, and (F) complies with the building code and health and safety
388 regulations.

389 (3) The municipalities meeting the criteria set forth in this
390 subsection shall be listed in the report submitted under section 32-1m
391 of the general statutes.

392 (4) The commissioner adopt regulations, in accordance with the
393 provisions of chapter 54 of the general statutes, to implement the
394 provisions of this section.

395 Sec. 503. Section 32-1m of the general statutes is repealed and the
396 following is substituted in lieu thereof (*Effective October 1, 2007*):

397 Not later than February 1, 2006, and annually thereafter, the
398 Commissioner of Economic and Community Development shall
399 submit a report to the Governor and the General Assembly, in
400 accordance with the provisions of section 11-4a. Not later than thirty
401 days after submission of the report to the Governor and the General
402 Assembly, said commissioner shall post the report on the Department
403 of Economic and Community Development's web site. Said report
404 shall include, but not be limited to, the following information with
405 regard to the activities of the Department of Economic and
406 Community Development during the preceding state fiscal year:

407 (1) A brief description and assessment of the state's economy during
408 such year, utilizing the most recent and reasonably available data, and
409 including:

410 (A) Connecticut employment by industry;

- 411 (B) Connecticut and national average unemployment;
- 412 (C) Connecticut gross state product, by industry;
- 413 (D) Connecticut productivity, by industry, compared to the national
414 average;
- 415 (E) Connecticut manufacturing activity;
- 416 (F) Identification of economic and competitive conditions affecting
417 Connecticut's industry sectors, problems resulting from these
418 conditions and state efforts to address the problems; and
- 419 (G) Any other economic information that the commissioner deems
420 appropriate.
- 421 (2) A statement of the department's economic and community
422 development objectives, measures of program success and standards
423 for granting financial and nonfinancial assistance under programs
424 administered by the department.
- 425 (3) An analysis of the economic development portfolio of the
426 department, including:
- 427 (A) A list of the names, addresses and locations of all recipients of
428 the department's assistance;
- 429 (B) The following information concerning each recipient of such
430 assistance: (i) Business activities, (ii) standard industrial classification
431 codes or North American industrial classification codes, (iii) number of
432 full-time jobs and part-time jobs at the time of application, (iv) number
433 of actual full-time jobs and actual part-time jobs at application during
434 the preceding state fiscal year, (v) whether the recipient is a minority
435 or woman-owned business, (vi) a summary of the terms and
436 conditions for the assistance, including the type and amount of state
437 financial assistance, job creation or retention requirements and
438 anticipated wage rates, (vii) the amount of investments from private
439 and other nonstate sources that have been leveraged by the assistance,

440 (viii) the extent to which employees of the recipient participate in
441 health benefit plans offered by such recipient, (ix) the extent to which
442 the recipient offers unique economic, social, cultural or aesthetic
443 attributes to the municipality in which the recipient is located or to the
444 state, and (x) the amount of state investment;

445 (C) A portfolio analysis, including (i) an analysis of the wages paid
446 by recipients of financial assistance, (ii) the average portfolio wage,
447 median portfolio wage, highest and lowest portfolio wage, (iii)
448 portfolio wage data by industry, and (iv) portfolio wage data by
449 municipality;

450 (D) An investment analysis, including (i) total portfolio value, (ii)
451 total investment by industry, (iii) portfolio dollar per job average, (iv)
452 portfolio leverage ratio, and (v) percentage of financial assistance
453 which was provided to high performance work organizations in the
454 preceding state fiscal year; and

455 (E) An analysis of the estimated economic effects of the
456 department's economic development investments on the state's
457 economy, including (i) contribution to gross state product for the total
458 economic development portfolio and for any investment activity
459 occurring in the preceding state fiscal year, (ii) direct and indirect
460 employment created by the investments for the total portfolio and for
461 any investment activity occurring in the preceding state fiscal year, (iii)
462 productivity of recipients of financial assistance as a result of the
463 department's investment occurring in the preceding state fiscal year,
464 (iv) directly or indirectly increased property values in the
465 municipalities in which the recipients of assistance are located, and (v)
466 personal income.

467 (4) An analysis of the community development portfolio of the
468 department, including:

469 (A) A list of the names, addresses and locations of all recipients of
470 the department's assistance;

471 (B) The following information concerning each recipient of such
472 assistance: (i) Amount of state investment, (ii) a summary of the terms
473 and conditions for the department's assistance, including the type and
474 amount of state financial assistance, and (iii) the amount of
475 investments from private and other nonstate sources that have been
476 leveraged by such assistance;

477 (C) An investment analysis, including (i) total active portfolio value,
478 (ii) total investments made in the preceding state fiscal year, (iii) total
479 portfolio by municipality, (iv) total investments made in the preceding
480 state fiscal year categorized by municipality, (v) total portfolio
481 leverage ratio, and (vi) leverage ratio of the total investments made in
482 the preceding state fiscal year; and

483 (D) An analysis of the estimated economic effects of the
484 department's economic development investments on the state's
485 economy, including (i) contribution to gross state product for the total
486 portfolio and for any investment activity occurring in the preceding
487 state fiscal year, (ii) direct and indirect employment created by the
488 investments for the total portfolio and for any investment activity
489 occurring in the preceding state fiscal year, (iii) productivity of
490 recipients of financial assistance as a result of the department's
491 investment occurring in the preceding state fiscal year, (iv) directly or
492 indirectly increased property values in the municipalities in which the
493 recipients are located, and (v) personal income.

494 (5) A summary of the department's economic and community
495 development marketing efforts in the preceding state fiscal year, a
496 summary of the department's business recruitment strategies and
497 activities in such year, and a summary of the department's efforts to
498 assist small businesses and minority business enterprises in such year.

499 (6) A summary of the department's international trade efforts in the
500 preceding state fiscal year, and, to the extent possible, a summary of
501 foreign direct investment that occurred in the state in such year.

502 (7) Identification of existing economic clusters, the formation of new

503 economic clusters and the measures taken by the commissioner during
504 the preceding state fiscal year to encourage the growth of economic
505 clusters.

506 (8) (A) A summary of the department's brownfield-related efforts
507 and activities within the Office of Brownfield Remediation and
508 Development established pursuant to subsections (a) to (f), inclusive,
509 of section 32-9cc in the preceding state fiscal year, except for activity
510 under the Special Contaminated Property Remediation and Insurance
511 Fund program. Such efforts shall include, but not be limited to, (i) total
512 portfolio investment in brownfield remediation projects, (ii) total
513 investment in brownfield remediation projects in the preceding state
514 fiscal year, (iii) total number of brownfield remediation projects, (iv)
515 total number of brownfield remediation projects in the preceding state
516 fiscal year, (v) total of reclaimed and remediated acreage, (vi) total of
517 reclaimed and remediated acreage in the preceding state fiscal year,
518 (vii) leverage ratio for the total portfolio investment in brownfield
519 remediation projects, and (viii) leverage ratio for the total portfolio
520 investment in brownfield remediation projects in the preceding state
521 fiscal year. Such summary shall include a list of such brownfield
522 remediation projects and, for each such project, the name of the
523 developer and the location by street address and municipality and a
524 tracking of all funds administered through or by said office; and

525 (B) A summary of the department's efforts with regard to the
526 Special Contaminated Property Remediation and Insurance Fund,
527 including, but not limited to, (i) the number of applications received in
528 the preceding state fiscal year, (ii) the number and amounts of loans
529 made in such year, (iii) the names of the applicants for such loans, (iv)
530 the average time period between submission of application and the
531 decision to grant or deny the loan, (v) a list of the applications
532 approved and the applications denied and the reasons for such
533 denials, and (vi) for each project, the location by street address and
534 municipality.

535 (9) The following concerning enterprise zones designated under

536 section 32-70:

537 (A) A statement of the current goals for enterprise zones;

538 (B) A statement of the current performance standards to measure
539 the progress of municipalities that have enterprise zones in attaining
540 the goals for such zones;

541 (C) A report from each municipality that has an enterprise zone,
542 which evaluates the progress of the municipality in meeting the
543 performance standards established under subsection (a) of section 32-
544 70a; and

545 (D) An assessment of the performance of each enterprise zone based
546 on information collected under subparagraph (C) of this subdivision.

547 (10) With regard to the department's housing-development-related
548 functions and activities:

549 (A) A brief description and assessment of the state's housing market
550 during the preceding state fiscal year, utilizing the most recent and
551 reasonably available data, and including, but not be limited to, (i) a
552 brief description of the significant characteristics of such market,
553 including supply, demand and condition and cost of housing, and (ii)
554 any other information that the commissioner deems appropriate;

555 (B) An analysis of the progress of the public and private sector
556 toward meeting housing needs in the state, using building permit data
557 from the United States Census Bureau and demolition data from
558 Connecticut municipalities;

559 (C) A list of municipalities that meet the affordable housing criteria
560 set forth in [subsection (k) of section 8-30g] subsection (b) of section 2
561 of this act, pursuant to regulations that the Commissioner of Economic
562 and Community Development shall adopt pursuant to the provisions
563 of chapter 54. For the purpose of determining the percentage required
564 by [subsection (k) of said section 8-30g] subsection (b) of section 2 of
565 this act, the commissioner shall use as the denominator the number of

566 dwelling units in the municipality, as reported in the most recent
567 United States decennial census;

568 (D) A statement of the department's housing development
569 objectives, measures of program success and standards for granting
570 financial and nonfinancial assistance under programs administered by
571 said commissioner.

572 (11) A presentation of the state-funded housing development
573 portfolio of the department, including:

574 (A) A list of the names, addresses and locations of all recipients of
575 such assistance; and

576 (B) For each such recipient, (i) a summary of the terms and
577 conditions for the assistance, including the type and amount of state
578 financial assistance, (ii) the amount of investments from private and
579 other nonstate sources that have been leveraged by the assistance, (iii)
580 the number of new units to be created and the number of units to be
581 preserved at the time of the application, and (iv) the number of actual
582 new units created and number of units preserved.

583 (12) An analysis of the state-funded housing development portfolio
584 of the department, including:

585 (A) An investment analysis, including the (i) total active portfolio
586 value, (ii) total investment made in the preceding state fiscal year, (iii)
587 portfolio dollar per new unit created, (iv) estimated dollars per new
588 unit created for projects receiving an assistance award in the preceding
589 state fiscal year, (v) portfolio dollars per unit preserved, (vi) estimated
590 dollar per unit preserved for projects receiving an assistance award in
591 the preceding state fiscal year, (vii) portfolio leverage ratio, and (viii)
592 leverage ratio for housing development investments made in the
593 preceding state fiscal year; and

594 (B) A production and preservation analysis, including (i) the total
595 number of units created, itemized by municipality for the total

596 portfolio and projects receiving an assistance award in the preceding
597 state fiscal year, (ii) the total number of elderly units created for the
598 total portfolio and for projects receiving an assistance award in the
599 preceding state fiscal year, (iii) the total number of family units created
600 for the total portfolio and for projects receiving an assistance award in
601 the preceding state fiscal year, (iv) the total number of units preserved,
602 itemized by municipality for the total portfolio and projects receiving
603 an assistance award in the preceding state fiscal year, (v) the total
604 number of elderly units preserved for the total portfolio and for
605 projects receiving an assistance award in the preceding state fiscal
606 year, (vi) the total number of family units preserved for the total
607 portfolio and for projects receiving an assistance award in the
608 preceding state fiscal year, (vii) an analysis by income group, of
609 households served by the department's housing construction,
610 substantial rehabilitation, purchase and rental assistance programs, for
611 each housing development, if applicable, and for each program,
612 including number of households served under each program by race
613 and data for all households, and (viii) a summary of the department's
614 efforts in promoting fair housing choice and racial and economic
615 integration, including data on the racial composition of the occupants
616 and persons on the waiting list of each housing project that is assisted
617 under any housing program established by the general statutes or a
618 special act or that is supervised by the department, provided no
619 information shall be required to be disclosed by any occupant or
620 person on a waiting list for the preparation of such summary. As used
621 in this subparagraph, "elderly units" means dwelling units for which
622 occupancy is restricted by age, and "family units" means dwelling
623 units for which occupancy is not restricted by age.

624 (13) An economic impact analysis of the department's housing
625 development efforts and activities, including, but not limited to:

626 (A) The contribution of such efforts and activities to the gross state
627 product;

628 (B) The direct and indirect employment created by the investments

629 for the total housing development portfolio and for any investment
630 activity for such portfolio occurring in the preceding state fiscal year;
631 and

632 (C) Personal income in the state.

633 (14) With regard to the department's energy conservation loan
634 program:

635 (A) The number of loans or deferred loans made during the
636 preceding fiscal year under each component of such program and the
637 total amount of the loans or deferred loans made during such fiscal
638 year under each such component;

639 (B) A description of each step of the loan or deferred loan
640 application and review process;

641 (C) The location of each loan or deferred loan application intake site
642 for such program;

643 (D) The average period for the processing of loan or deferred loan
644 applications during such fiscal year; and

645 (E) The total administrative expenses of such program for such
646 fiscal year.

647 (15) A summary of the total social and economic impact of the
648 department's efforts and activities in the areas of economic,
649 community and housing development and an assessment of the
650 department's performance in terms of meeting its stated goals and
651 objectives."